



Hamilton Street, Cardiff CF11 9BP

welcome to

Hamilton Street, Cardiff

This spacious three bedroom period property, situated in the highly desirable Hamilton Street in Pontcanna. It is a short walk from local amenities, artisan cafe's, bars, plenty of eateries and access to Cardiff City Centre. This property has a South facing garden, perfect for enjoying the Summer.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

22' 1" max x 5' 4" max (6.73m max x 1.63m max)
Original tiled flooring, gas radiator, access to lounge, kitchen and dining room.

Lounge

12' 8" max x 14' 5" max (3.86m max x 4.39m max)
Bay fronted Sash stain glass window, wood flooring and original fire place.

Dining Room

12' 6" max x 11' 10" max (3.81m max x 3.61m max)
Double door access to South facing garden, original fire place, wood flooring and original coving.

Kitchen

28' 1" max x 10' 6" max (8.56m max x 3.20m max)
Fully fitted kitchen with integrated oven, dishwasher, gas hob with extractor fan, sink and granite worktop, double door access to South facing garden.

Landing

30' 5" max x 5' 5" max (9.27m max x 1.65m max)
Access to all upstairs rooms.

Bedroom One

17' 1" max x 14' 8" max (5.21m max x 4.47m max)
Bayfronted Sash windows looking onto Hamilton Street, gas radiator, original fire place and wood flooring.

Bedroom Two

11' 2" max x 12' 6" max (3.40m max x 3.81m max)
Large South facing window, gas radiator and carpeted floor.

Bedroom Three

10' 6" max x 10' 4" max (3.20m max x 3.15m max)
Original fire place, views of South facing garden, carpeted floor, small storage cupboard with Worcester boiler and gas radiator.

Shower Room

7' 2" max x 7' 5" max (2.18m max x 2.26m max)
Completely Modernised bathroom with WC, walk-in shower, 2 frosted windows, heated towel rail, wash hand basin and fitted mirror.

Bathroom First Floor

7' 3" max x 7' 7" max (2.21m max x 2.31m max)
Modernised bathroom with original coving, large frosted window, tiled throughout, free standing bath, WC, wash hand basin and fitted mirror.



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Hamilton Street, Cardiff

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Council Tax Band - F
- Original Sash Windows

Tenure: Freehold EPC Rating: Awaiting

guide price

£535,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRP106644 - 0002

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